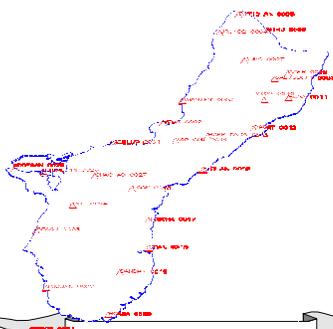


Government of Guam—DIPPATTAMENTON MINANHEN TANO'  
Department of Land Management

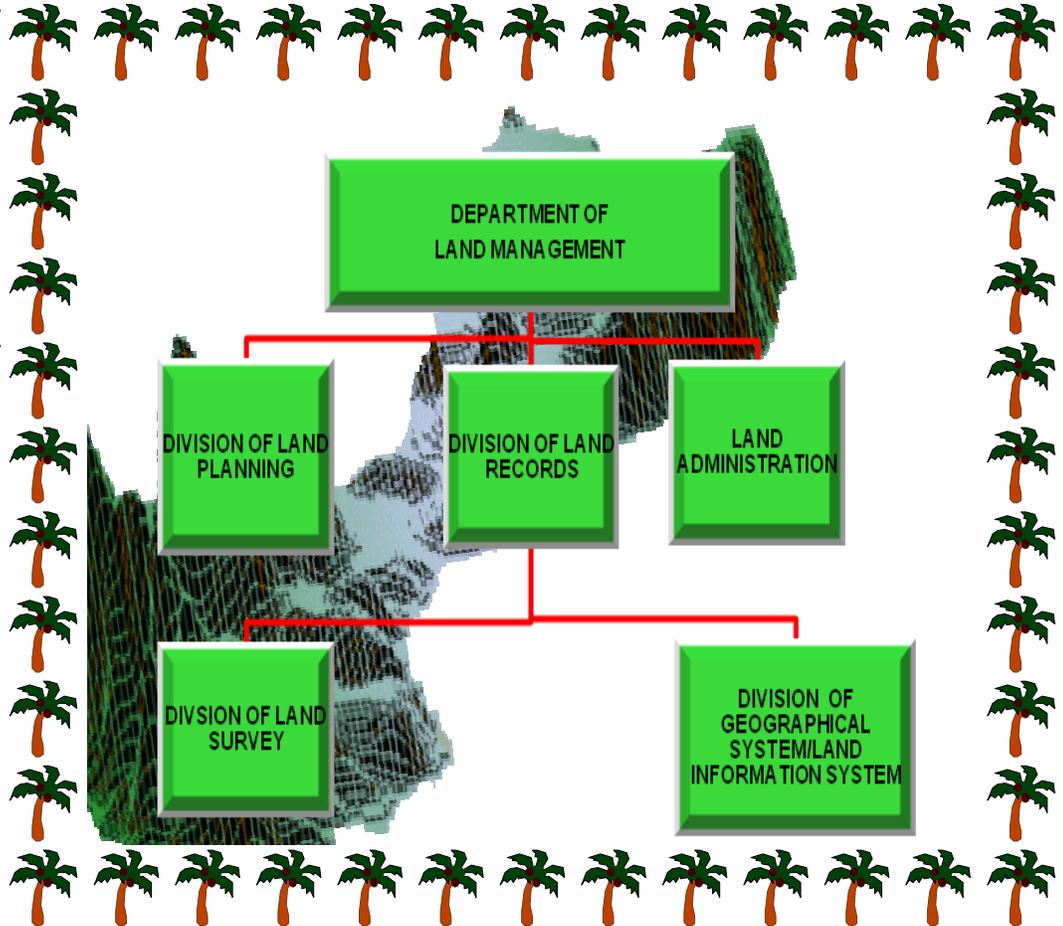
A CITIZEN-CENTRIC-REPORT- FY 2009



GUÅHAN



- The Department is currently, but temporarily located in Tamuning.
- It is housed in the International Trade Center with its various Divisions on:
  - 2nd Floor Land Survey Division
  - 3rd Floor -Land Planning, Land Records and Land Administration & GIS/LIS Divisions
  - 7th Floor-Director's Office and Administrative Staff



General Mission

- = To maintain and effectively manage the destiny of all public lands
- = To ensure an effective management regulation and control of all developments
- = To secure and maintain original copies of all historical land documents
- = To automate all land documents and develop a geographical land information system

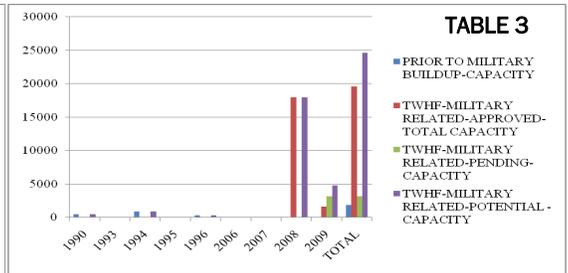
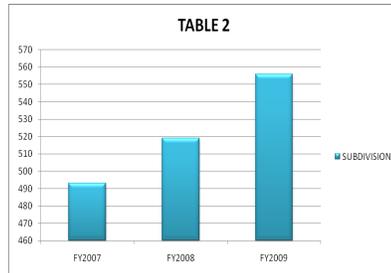
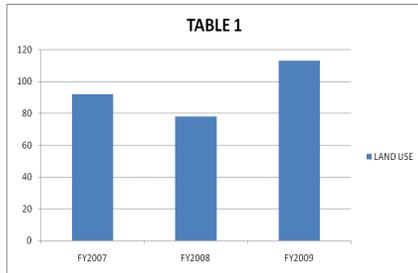
Initiatives

- = Construct a Land Natural Resources Building
- = Scanning and Data Entry of all Land Historical Records
- = Survey and Land Register all Unregistered Public Lands
- = Develop, Maintain or Sustain Past, Present and Future Developments into Meaningful and Integrated Direction for the Protection and Enhancement of the Quality of Life on Guåhan

**Division Goals and Accomplishments**

*Land Planning Division—Technical and Administrative Staff to the Guam Land Use Commission/ Seabore Protection Commission, Guan Natural Resources Board and Application Review Committee by regulating and administering 18 Mandates*

The mid 1990'a saw the end of major developments on island. Since then and through early 2000, Land Use Developments became somewhat sluggish. The economic downturn in the US Economy in early 2000 had rippling effects throughout the world and in Asia and the Pacific areas and it appeared that developers were hesitant to pursue business ventures. However, despite this economic effect, and while being cautious, developers took risks, and an increase in developments began to emerge as Table 1 and 2 captures. Coincidentally, the planned military buildup contributed to the acceleration of developments resulting in another major action towards local buildup as well. Major infrastructure upgrades were required not only to meet local demands, but also to accommodate the projected increase in population. With numerous development projects proposed and planned both in the local and military sides, a dramatic increase in work force was needed. Table 3 shows a significant increase in work force projections.



*Land Survey Division—Charged with the responsibility to Map all Government of Guam Real Property; Develop and Maintain a Cadastral Map of the Island; Maintain and Supplement a Land Grid System*

Shortly after World War II, the Military established a Uniform Triangulation system known as the 1963 Guam Geodetic Triangulation Network (GGTN) and remained as the sole system used for all surveys. In 1993, the Department on its initiative undertook actions to develop a new system; and as a result, over 3,012 new survey land control monuments were established. A total of 430 GGTN marks were recovered during the changeover. The significance of these new monumentation, is that it is an accurate system based on Global Positioning Satellite (GPS) controls. The island coverage of over 3,012 control monumentation, is sufficient to perform land surveys that could not have been accurately performed under the previous GGTN system. The establishment of this 1993 GGN system was made possible through the \$1.1 million dollars (±) funding and assistance with the South Australian - Department of Environment and Natural Resources. To ensure maintenance of the system, a \$5,000.00 penalty fee is assessed for damages to the marks; and \$1,000.00, is assessed for issuance of new GGN marks. Funds collected are deposited in the LSRF.

*Land Records Division—Processes and secures any Instrument or Judgment affecting Title to or Possession of Real Property and any other Recordable Instruments*

The Division was perennially challenged in two major mandated areas: 1st—is the data capture of all documents recorded; and 2nd- the issuance of Certificates of Titles. The relationship between these two areas is that issuance of titles required extensive research; and the challenged was, how best to retrieved the documents effectively and expediently. With over a million recorded documents, prior research was painstakingly slow. With the advent of newer electronic technology and data base systems, the Division is finally in a position to be able to scan and data entry land records documents in real time.

*Land Administration Division—Administer and Facilitate Government of Guam Land Disposition*

The Division's major focus is in two major areas. The first, is the closure of land payments of all the Land for Landless Program created in the 1970s. Action is ongoing to collect final payments for approximately 415 lots that have been awarded, that collectively totals approximately \$893,671.83 with interest at \$472,586.63 for a grand total of approximately \$1,366,258.46 due the Department. Second, and equally challenging is the land registration process because of the meticulous procedures required. There are approximately 82 LR cases yet to be resolved. This is one area that will continue to tax the Department for years to come in terms of time, money and manpower. To date, the Division is actively pursuing land registration actions on several LR cases with one (1) case pending a court hearing.

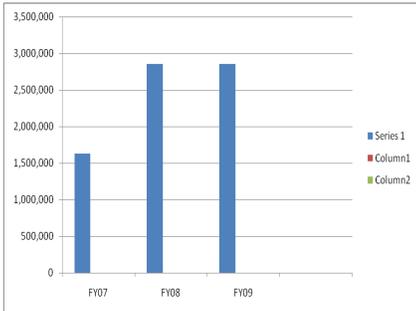
*GIS/LIS Division—Maintain Departmental database servers, hardware/software, image servers and assist in the development of*

The Division's major priority was in ensuring that efforts are focused on capturing and converting all land records documents; and in obtaining and equipping the Department with the current hardware and software as well as on the latest versions available on the market. The Division has assisted in the scanning of over 600,000 documents. In the data entry portion, all documents have been data entered with only a 1-2 day lapse for new documents recorded; and in the merging of the data, a 1-month lapse is typical since the merge action is done on a monthly basis.

**Financial Posture:**

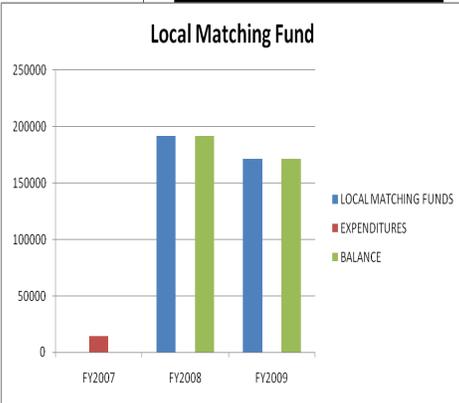
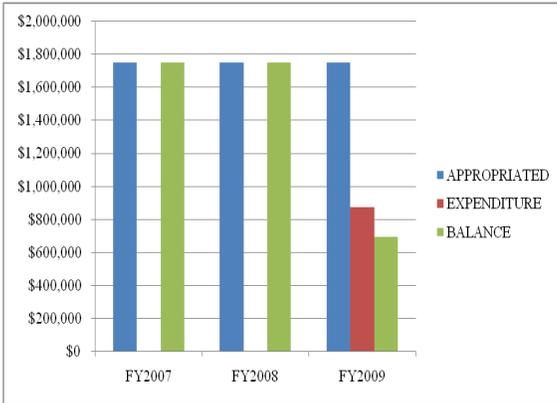
*Funding Source: Ever since the Department was created over 50+ years, it has relied on General Funding from Government Coffers. In 1990, a Land Survey Revolving Fund (LSRF) was established for the purpose of pursuing land registration and its required land survey. Since then, other Departmental revenues collected were placed into this account. The LSRF account serves as the sole source for the Department's budget needs.*

**Land Survey Revolving Fund**



*Purpose: Funds projected are to meet the Salaries, Benefits and Contractual needs of the Department only. No additional funds appropriated for others such as training, vehicle upgrades, other vendor contract for services and professional development.*

**Other Source- Federal Emergency Management Agency - Appropriated: \$1,752,491.30 (±) for construction of a new Department building**



*Other Source- On or about 1993, approximately \$1.1 million dollars (±) was appropriated to the Department from the General Fund to upgrade the 1963 Guam Geodetic Triangulation system. In Late 1994 early 1995, the new system was developed and operational.*

*Other Source- Approximately \$300,000.00 from the LSRF Account was authorized the Department for the scanning of all land records. However, because of a bid protest which will have delayed the scanning project, the Department opted to cancel the bid award altogether. Despite this shortcoming, the Department used approximately \$100,000 (±) to purchase and upgrade its computer software and hardware and server systems.*

### Future Challenges and Outlook

Undoubtedly, the Department continues to face challenges in funding, resources and manpower assets. For as long as it has been in operation, the General Fund was its sole source. In the past couple of years, it was authorized to utilize revenues collected in the Land Survey Revolving Fund (LSRF), at first partially, but has changed for the current Fiscal Year and is now entirely reliant on it. In effect, allowing the Department to operate as if it were an “autonomous agency”.

Another action that contributed to the collection of funds was the Department’s increase of “Departmental Fees”. In short, raised documentary tax, application fees, copier charges amongst numerous other service fees that for the past five decades had never been reviewed and assessed for any increase.

While the increase in funding opened the way to recruit personnel, however only vacant critical positions were allowed to be filled. In order for the Department to continue to fulfill its responsibilities for effective and efficient operations, it pursued other manpower sources such as several limited term appointments, coordination with the Agency for Human Resources for available personnel under the “Passport to Career” Youth Program and the “Work Experience” Program; executing a Memorandum of Understanding with Department of Public Works concerning right-of-way certification which, in-turn allowed its subcontractors to assist the Department (DLM) in numerous collocation and database population of land records and maps to name a few of the initiatives undertaken and planned.

Based on these, the Department’s future objectives and goals are to maintain and sustain the land database records; provide all land records for inclusion in the “Guam Property Assessment System (GPAS)” under the oversight of the Department of Revenue & Taxation; the pursuit of land survey and registration for all unregistered Government real property; the scanning of all Division documents; as a member of the Multi-Agency Advisory Group, provide assistance to Chamorro Land Trust in zoning, subdivision, survey and land administration; the certification of right-of-ways for government acquisition and utilization of roads and streets; development and maintenance of a cadastral map which will ensure ease of development of an island wide zoning map and property map verification; the close monitoring of developments as a result of the military buildup; implementation of a planned Central and Northern Land Use Plan; and continued actions to ensure that current electronic, computer and database technology and systems are secured for the Department. To further enhance all material assets and personnel resources, the Department not only has designed a Land Natural Resource Building, but is quite close to securing financing. This structure can be truly called a “government” building and plans are to house Ancestral Lands Commission, Chamorro Land Trust, and coordination is ongoing to bring in Guam Economic Development Authority and possibly, Guam Housing Corporation as tenants.



### **A Perspective of the Future Home of the Department of Land Management**

